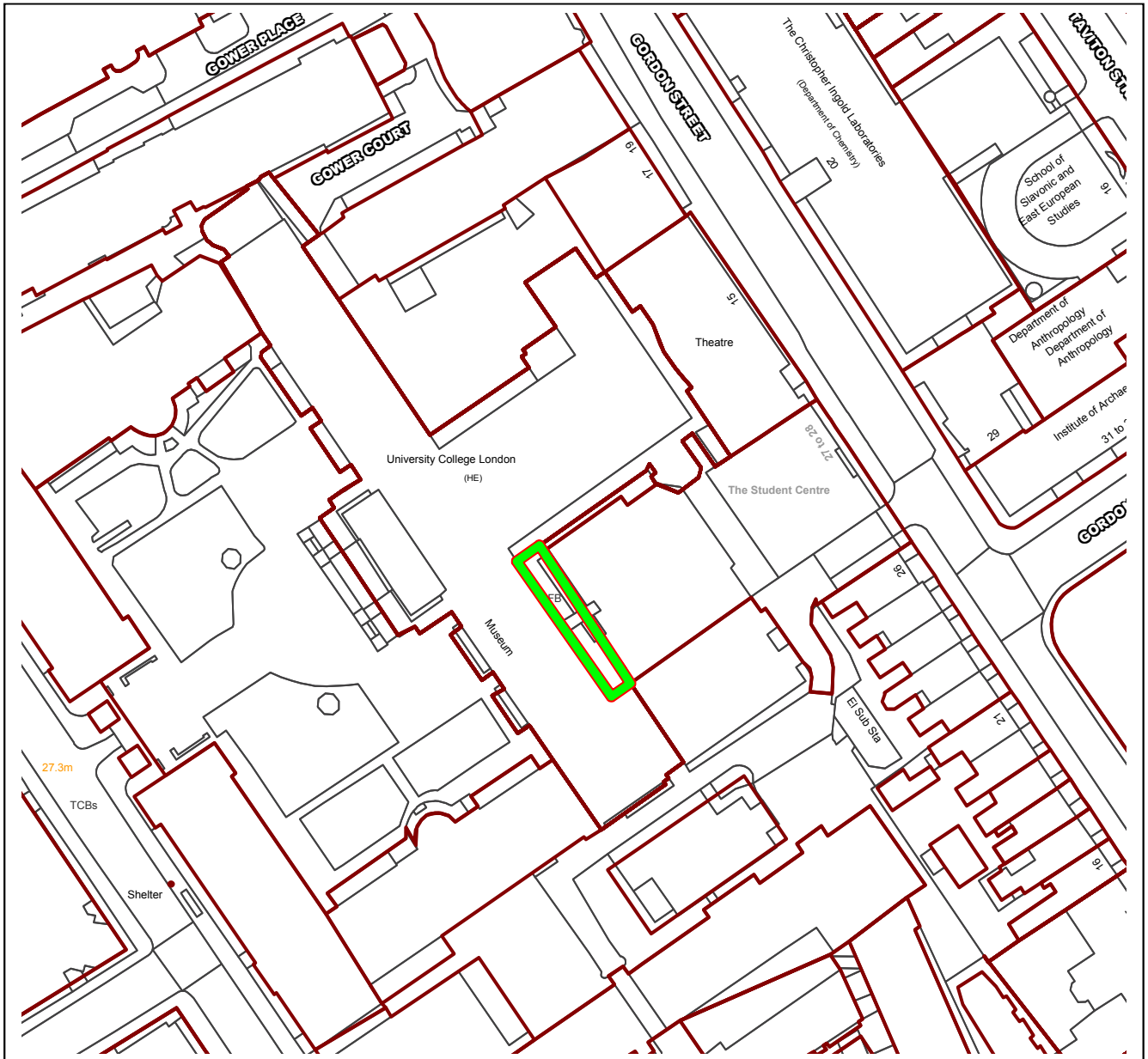


# UCL Wilkins Building Gower Street WC1E 6HJ



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# UCL Wilkins Building and Bernard Katz Building, Gower Street, London, WC1E 6HJ

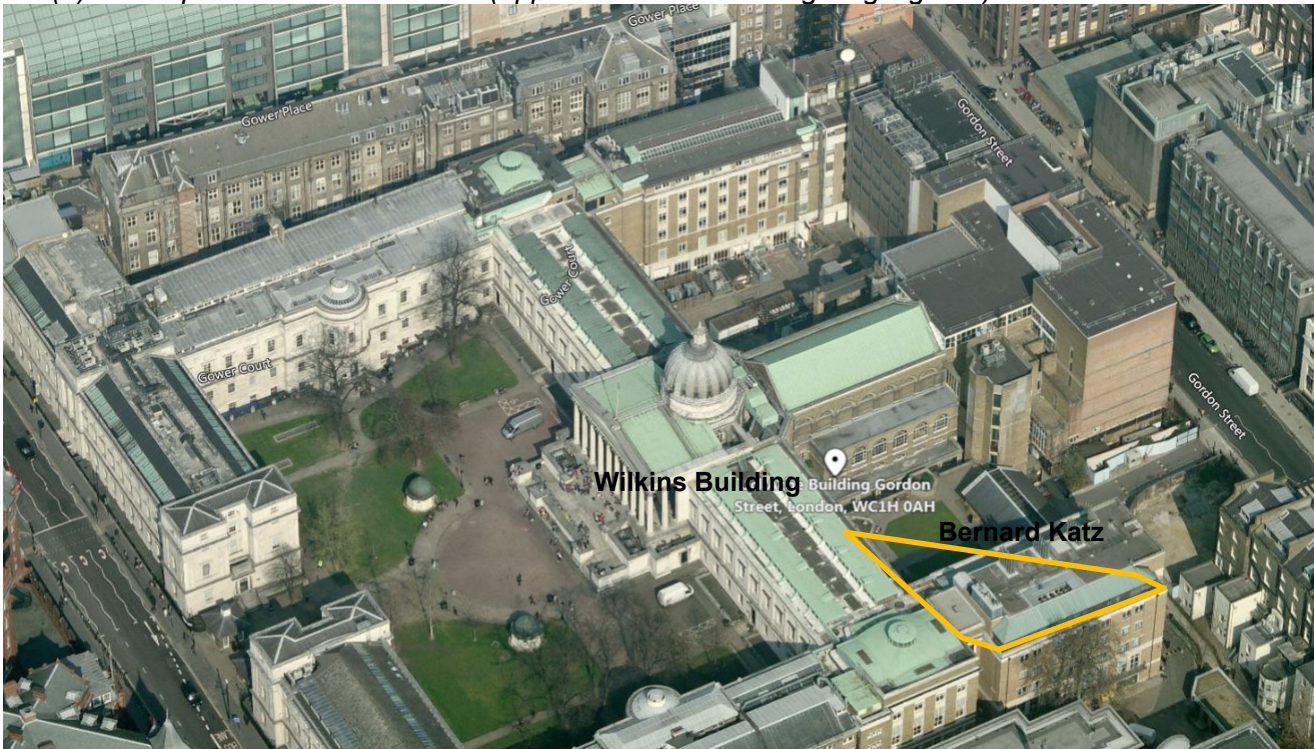


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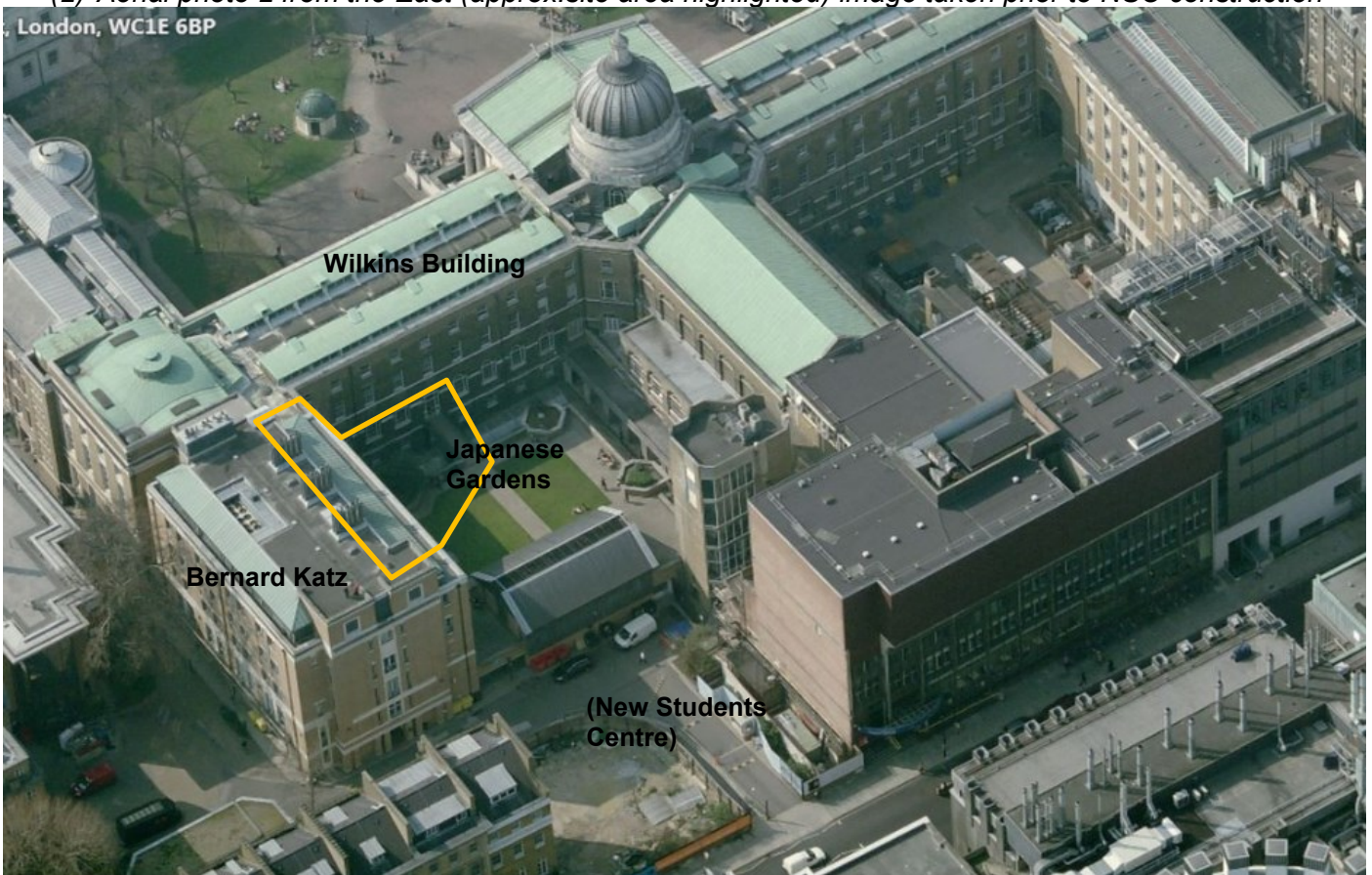
# UCL Wilkins Building and Bernard Katz Building Gower Street, London, WC1E 6BT

## Site Photographs:

(1) Aerial photo 1 from the South (approx. site area/buildings highlighted)



(2) Aerial photo 2 from the East (approx. site area highlighted) image taken prior to NSC construction



*(3) Rear elevation of Wilkins building 1 / Japanese gardens*



*(4) Rear elevation of Wilkins building 2 / existing bridge*



*(5) Rear elevation of Wilkins building 3 / existing bridge*



*(6) Rear elevation of Bernard Katz / Japanese gardens*



(7) Join between Bernard Katz (not listed) and Wilkins buildings (listed)  
(8) Location of new opening v



(9) Area within Wilkins for new opening into Bernard Katz (behind cabinet)



(10) Existing details to wall and Bentham's cabinet



(11) Rear of New Student's Centre / Japanese gardens (step-free ramp to left of image)



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>12/02/2019</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>03/02/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
John Diver			i) 2018/6233/P & ii) 2019/0066/L iii) 2018/6322/P & iv) 2019/0067/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
UCL Wilkins Building and Bernard Katz Building Gower Street London WC1E 6HJ			<i>See draft decisions</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>i) Removal and replacement of existing footbridge and doors to improve access between the Wilkins Building and Japanese garden / new Students Centre</p> <p>ii) Removal and replacement of existing footbridge and doors to rear elevation of Wilkins building</p> <p>iii) Replacement of windows and doors to north-western elevation of Bernard Katz building, adjacent to Japanese garden, to improve access between new university student centre and Wilkins building</p> <p>iv) Internal alterations to create a new internal opening, doorway and access route between Wilkins building south cloister, Bernard Katz building and Japanese garden.</p>				
<b>Recommendation(s):</b>		<p>i) Grant conditional planning permission</p> <p>ii) Grant conditional listed building consent</p> <p>iii) Grant conditional planning permission</p> <p>iv) Grant conditional listed building consent</p>		
<b>Application Type:</b>		<p>i) Full Planning Permission</p> <p>ii) Listed building consent</p> <p>iii) Full Planning Permission</p> <p>iv) Listed building consent</p>		



<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>				
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Summary of consultation</b>	<p>For each of the four applications, multiple site notices were erected around the surrounding area on the 07/01/2019 (expiry date 31/01/2019).</p> <p>Each application was also advertised in the local press on the 10/01/2019 (expiry date 03/02/2019).</p>				
<b>Adjoining Occupiers:</b>		No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	No responses were received in relation to any of the applications.				
<b>Historic England (HE)</b>	Following letters inviting comments on each of the applications, HE responded to say that they did not wish to make comments and provided authorisation to make a decision in line with the Council's conservation advisers.				
<b>National Amenities societies</b>	No responses were received.				
<b>Bloomsbury Conservation Area Advisory Committee (CAAC)</b>	No responses were received.				
<b>London and Middlesex Archaeological Society (LAMAS)</b>	<p><u>One letter of objection was received on behalf of LAMAS. Their objections can be summarised as follows:</u></p> <ul style="list-style-type: none"> <li>- If necessary, the replacement of the existing bridge is acceptable. However, strong objection to creation of second bridge and lowering of cill to external window to form new door opening.</li> <li>- Second external bridge and doorway would require the destruction of important historic fabric in changing a Wilkins Building window into a doorway. This, and the creation of a second bridge, would totally destroy the balance of this face of the building especially when viewed from the level of the Japanese garden.</li> </ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"> <li>- <u>Since the submission of the above letter, the scheme has been fully revised to omit the second bridge and new external doorway initially proposed to the Wilkins building. Instead, an internal link would be</u></li> </ul>				

	<p><i>formed running into the Bernard Katz buildings (not listed) with a new external opening formed here instead. See the revisions section of the report for more detail. The revised set of plans was sent to LAMAS twice, once in May and once in August. No further response has been received.</i></p>
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## Site Description

The Japanese gardens are located at the centre of the UCL Bloomsbury Campus, to the rear of the Wilkins Building South Cloisters and to the north of the Bernard Katz building. It is a publicly accessible open amenity space, though its usage and importance within the campus has recently been significantly increased upon the completion of the New Students Centre, which also borders the space to the East (see photos). The space has recently been fully relandscaped as part of the works to provide the New Student's Centre on Gordon Street.

The Wilkins Building is a Grade I listed building forming part of UCL's Main Quadrangle, in the London Borough of Camden. It is situated within the Bloomsbury Conservation Area. These works relate to a rear section of the South Cloisters of this building at upper ground floor level that overlook the gardens. Internally, the space is used primarily for circulation.

The Bernard Katz building sits perpendicular to the South Cloister and hosts the teaching and study spaces, primarily for the department of Biochemical Engineering. This building is not listed and was constructed in the late 20<sup>st</sup> century. The works relate to a section of this building at ground floor level that abuts the gardens.

The site lies between Gower Street and Gordon Street. The existing level change between the Wilkins and Gordon Street had acted to inhibit pedestrian movement, east-west across the campus. The UCL Bloomsbury Masterplan has identified projects to improve east to west connections and to create new public realm as a priority (see Appendix 1 for extract from the Masterplan). This has in part been realised by the completion of the New Student's Centre and Wilkins terrace, though movement from the Japanese gardens into the main campus (via Wilkins) remains inhibited.

There are also a number of other listed buildings within the local area, although, given the siting of the development, the only assets that require further consideration is no.26 Gordon Street (Grade II).

## Relevant History

The planning history of relevance to this assessment can be summarised as follows:

**2003/2184/P & 2003/3566/L:** Planning permission & listed building consent were granted on the 03/02/2004 for 'Installation of disabled access ramps with associated works, and internal alterations'

- These works helped improve step free access into the main Wilkins building from the Wilkins Quad (East side), but did not include new routes through the campus to Gordon St

**2007/4531/P & 2007/3945/L:** Planning permission & listed building consent were granted on the 05/11/2007 for '*Internal and external alterations including replacement of existing stair with lift and stair at basement and ground floor level and associated works to facade (South Cloister) of University building (Class D1)*'

**2015/3302/P:** Planning permission was granted on the 18/11/2015 for the '*Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following demolition of theatre staircase and plantroom*'

- **2018/2075/P:** Approval of detail application was granted on the 21/06/2018 for landscaping details of the Japanese gardens.
- Works to implement this permission and the re-landscaping of the Japanese Gardens

*have recently been completed and are now in situ*

## Relevant policies

### National Planning Policy Framework (2019)

### The London Plan (2016)

### Camden Local Plan (2017)

- **G1** - Delivery and location of growth
- **C6** - Access for all
- **E3** - Tourism
- **A1** - Managing the impact of development
- **D1** - Design
- **D2** - Heritage
- **T1** - Prioritising walking, cycling and public transport

### Camden Planning Guidance:

- [CPG Access for all](#) (March 2019)
- [CPG Amenity](#) (March 2018)
- [CPG Design](#) (March 2019)

### Conservation Statements:

- **Area Bloomsbury Conservation Area Appraisal and Management Strategy (2011)**

## Assessment

### 1. The proposal

1.1. The overall scheme proposed by all 4 applications is for the replacement of the existing footbridge and access door between the Wilkins building and Japanese gardens as well as the removal of existing windows to Bernard Katz, creation of a new opening to external elevation of Bernard Katz and the replacement of glazed windows and doors within those apertures. As well as the refurbishment of the 'garden room' to form a study space, these works are intended to form two new fully accessible, step-free East/West routes across the main campus. As discussed below, the two, previously separate, applications have now become joined as a result of the revisions sought.

1.2. As well as the above external alterations to the Wilkins building (bridge and door replacement), the creation of a new internal opening between the Wilkins and Bernard Katz building would require listed building consent. As the Bernard Katz is not listed, consent is not required for these refurbishment works or the external changes sought to this building.

### 2. Revisions

2.1. The two sets of applications initially submitted had included a second bridge to link the Japanese gardens to the South Cloister. This would have required the loss of an original window and the lowering of a cill (and original masonry) to form a new external doorway within the South Cloister.

Given the resulting harm to the external composition of the Wilkins building combined with a loss of original fabric, officers warned that the scheme would not be supported and so sought to negotiate an alternative solution with the UCL design team. This included a number of iterative options that were developed with close working with the Council's conservation officers and was also informed by selective opening up works to test viability and age of fabric.

2.2. The resulting revised scheme omits the second bridge completely, fully retaining the original features in question. Instead, an internal solution has been found which involves a new opening to the later, non-original rear wall of the south cloister and into the non-listed Bernard Katz building. As a result, the two sets of applications have become linked to a greater degree. The revisions made to the scheme did not materially affect the scheme and as such were accepted as amendments under the ongoing application, though the applications are now inherently linked.

### **3. Assessment**

3.1. The proposed works would relate to an area in the centre of the UCL campus, with all surrounding buildings in educational use (Class D1). There are no residential properties within close proximity of the works who could be affected by the works and no changes of use are proposed. Accordingly the works would not give rise to any impacts on residential amenities.

3.2. As such, the principal considerations material to the determination of this application are as follows:

- Design and heritage; and
- Other material consideration.

### **4. Design and heritage;**

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

4.2. Other than the Bloomsbury Conservation Area, the proposal also directly affects the heritage asset of a grade I listed building, which has the following full address: *'University College (University of London) and attached railings to north and south wings'* (Listed ref. 1113056; first listed 10-Jun-1954). In addition, the works are close to the Grade II listed 26 Gordon Square (ref. 1113030). Consequently, the Council has a statutory duty to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, as well as paying special attention to the desirability of preserving or enhancing the character or appearance of that area. These obligations are set out in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

#### **(i&ii) Replacement bridge and rear ground floor door (Wilkins building)**

4.3. In order to first create a ground floor level East/West access route between the Wilkins building and Japanese Garden, a footbridge was added to the Wilkins building in circa.1970. This also involved the removal of a rear window/cill and the installation of a two leafed access door. At

present, the existing bridge and door provide a route that is constrained by the limited clearance and manual opening of the door and the bridge itself which is in need of repair. The two leafed door are difficult to manually open, with no power assistance, and are tight to navigate through. The current arrangements would not meet modern standards for accessible design and are currently constraining passage across campus to and from the newly open New Student's Centre, which has now become a significant source of footfall.

- 4.4. The existing bridge is also of low quality in terms of its design and appearance. In addition, UCL's estates team have concerns regarding the loading capacity of the existing bridge being tested by the increased loading placed upon it by this increased footfall; long term, its replacement is therefore considered necessary. Given that, both the existing rear door and footbridge are non-original additions, their removal and replacement is not objectionable in principle. It would not require the loss of any more historic fabric or alter its existing layout or significance of the host building. As set out in the revisions section, a second bridge had initially been proposed but this was omitted from the scheme due to concerns about its impacts to the building's significance.
- 4.5. Whilst the principle of these works remains acceptable, the detailed design of these replacements would need to be of exceptional standard in order to ensure that they remain sensitive to the host building and setting of the adjacent gardens. During the course of the negotiation of the scheme, UCL's design team have prepared detailed plans, elevation and section drawings of both the replacement door and bridge to offer this assurance at the decision stage. These details have been reviewed alongside the Council's Conservation and Design officers.
- 4.6. The replacement rear door would feature a solid hardwood frame with glazing pattern that would appropriately match the rest of the rear windows at this level, ensuring that the existing uniformity of treatment is not disturbed. This would include a semi-circular fanlight above a grid of glazing units in a regular arrangement. The glazing would feature 6mm laminated safety glass, avoiding the need for double-glazing whilst improving thermal efficiency and safety rating. Despite having a similar width as the existing, the single leaf door would allow an increased clearance and would also have a power assist button/mechanism to provide improved ease of access to wheelchair users.
- 4.7. The replacement bridge would be constructed of anodized steel with sculptural fins and supports and a solid hardwood deck. The structure has been designed to be self-supporting, meaning that only a 'soft connection' to the listed fabric of the Wilkins building is required. This avoids the need for intrusive drilling / loss of fabric to support the structure. The bridge has been designed in a clearly contemporary vernacular which is considered appropriate in this instance given that this is a non-original access route. The more contemporary design would also help the bridge visually connect the historic Wilkins building with the recently relandscaped Japanese gardens and contemporary New Students Centre to the East. See details of the proposed replacement bridge below.



*CGIs of replacement bridge*

*(Note: 2<sup>nd</sup> bridge shown in background of left image now omitted from the scheme)*

- 4.8. The drawings provided to date would confirm that the bridge and doorway will be built to a high standard of design, both in terms of its construction and detailing. The works, including the detailed design, are supported by conservation officers on this basis, subject to a few final details being reserved. For instance, in order to ensure that the final treatment of the steel is appropriate for the adjacent façade of the Wilkins building, a condition is recommended that samples of the anodised fins and hardwood treads are submitted for approval. In addition, the final details of the external power assist button will also be secured.
- 4.9. Subject to the conditions recommended, the proposed works are considered to enhance the character and appearance of the host building and the setting of the adjacent Japanese gardens and wider conservation area. These works would not cause any harm to the historic or architectural significance of the grade I listed building or its setting. The works would similarly not affect the setting of any other surrounding heritage asset. In addition, the proposed works would act to improve the pedestrian comfort levels / ease of step-free movement across the main campus between the Wilkins building and quad and the new student's centre. The works are therefore considered to remain in accordance with policies D1 (Design), D2 (Heritage) and C6 (Access for all).

(iii & iv) Replacement windows and doors (Bernard Katz) & new internal opening (Wilkins)

- 4.10. As part of the full refurbishment of the Bernard Katz 'garden room' to provide a new study/teaching space, it is proposed for the exterior glazing to be replaced. In addition to this, a new doorway is proposed adjacent to the party wall with the Wilkins building to provide a new internal route through directly from the Japanese gardens. This approach has been negotiated with significant input from the Council's conservation team and would allow for a new East/West connection without the need to disturb the rear composition of the Wilkins building or cause a significance loss of original fabric.

*External changes*

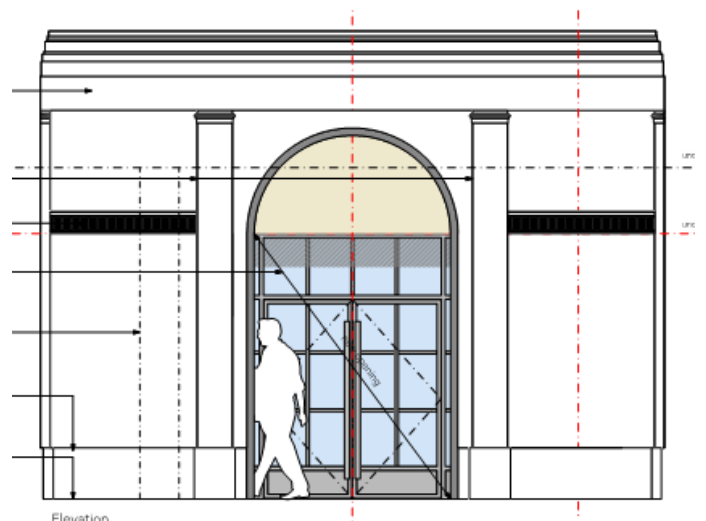
- 4.11. The host building was constructed in the 1990's to host the Advanced Centre for Biochemical UCL and so features a simple elevational composition and treatment. The existing metal framed windows and doors are of limited quality and their replacement is not objectionable. The replacement glazing to the exterior of the Bernard Katz would remain of high quality and would appear in keeping with the existing context. Whilst the new glazing would feature more division than at present (due to the Crittalls-like style of replacement), this would not interrupt the elevational composition and would remain in keeping with the rest of the building. The new

doorways proposed would increase the permeability of the ground floor 'garden room' and the Japanese garden which is seen as a positive step in enlivening this space. The new single leaf door would have glazing the match the rest of the new glazing and would be power assisted. This will provide that a new step-free access route into the main campus without the need to travel through the refurbished garden room. This has also been carefully negotiated so as to avoid the need for a second bridge / loss of original window and sill.

- 4.12. Detailed drawings of the construction of the glazing/screen have also been provided upfront to give officers confidence of their quality. The new 'Mondrian IQ Glass' to be used would remain single glazed whilst still offering thermal and security enhancements, meaning that supporting frames can remain slim and elegant. Subject to a condition requiring submission of sample for the framing material (to ensure that tone and finish is appropriate), these works are considered positive in terms of enhancing the building's appearance. They would not cause harm to the setting or significance of the adjacent garden or any of the surrounding listed buildings.
- 4.13. Internally, the changes to create a new study/teaching space would not involve any change of use and so would not require planning permission. Notwithstanding, details of the glazed screen to separate the new garden room with the circulation spaces to either end have been provided. This would be constructed in the same manner as the exterior glazing and would remain of high quality.

*Internal works to listed Wilkins building*

- 4.14. In order to facilitate the creation of the new link from the Wilkins building to the Japanese gardens (via the Bernard Katz), a new opening is required within the rear wall of the Wilkins South cloister. In addition, as the new opening would be in a section of wall immediately behind the current resting place of Jeremy Bentham's cabinet within a south cloister circulation space, consent is also sought for the relocation of this fixture. Please see existing photo and proposed elevation extract below.



- 4.15. Historic analysis has shown that this wall is non-original and was reconstructed after WWII. As noted in the image above, the wall also currently features an existing opening with double doors providing access through. These doors are however fairly tight and are awkward to use, particularly for wheelchair users.
- 4.16. The size, location and design of this new opening has been the subject of close negotiation alongside conservation colleagues and has been informed by sensitive opening up works to confirm the age of masonry and the location of structural supports. The proposal would include



the blocking up of the existing opening and the reprovision of a central arched opening either side of two piers. A decorative 'frieze' band would then be applied spanning across the wall at the base of the arch as well as skirting to match the adjacent, historic woodwork. The arch would be left empty, with no doorway, though views would be afforded through it to the glazed screen of the Bernard Katz behind. This avoids the need for the use of modern style within the historic Wilkins building.

- 4.17. The design of this new opening is considered to be carefully designed to integrate visually into the historic interior of UCL's key campus building. The detailing shown on plans would ensure that the features of architectural interest are replaced, an improvement beyond the existing situation. The new centralised, arched opening would also better relate to the neo-classical style of the main building and would allow for an opening with greater clearance than existing. This would allow for improved ease of movement that would meet DDA requirements, which is seen as a benefit of the scheme. It would also improve movement across the campus by creating a new East/West step free route which again is seen as a benefit of the works. These works are consequently supported.
- 4.18. As aforementioned, the works would necessitate the relocation of the wooden cabinet which hosts the auto-icon of Jeremy Bentham and an associated wall plaque. The cabinet is constructed of two parts, with an outer and inner cabinet. The inner cabinet contains Bentham's preserved skeleton, dressed in his own clothes, and surmounted by a wax head. Whilst the inner cabinet was designed to be removable, allowing for him to be transported to other locations within the safety of the inner wood and glazed cabinet, the outer cabinet is of more solid construction and is deemed a fixture of the building. The cabinet is considered to add to the historical and social significance of the listed building and is specifically included in the listing, under a historical note. It is also an attraction in its own right and is visited by tourists and visitors on a very regular basis. Whilst the specific location of the cabinet is not in and of itself significant, the ability for members of the public to be able to view the cabinet and associated plaque is important. Not only do these help to communicate the importance of Jeremy Bentham as a pre-eminent philosopher, they also highlight and enhance the historic and social significance of the heritage asset itself (Wilkins building). As such, a condition is recommended that, prior to the creation of the new opening, details of the relocation of the outer cabinet and plaque (in a publicly accessible area within the main campus) shall be submitted. Both the status of the auto-icon and wording of suggested condition have been sent to Historic England for comments. They have responded to confirm that they consider such a condition reasonable and necessary.
- 4.19. Overall the proposed works would not be considered to result in harm to the historic or architectural significance of the host building. They would not lead to a loss of historic fabric and, due to the careful design response, would preserve the grandeur of the hallway of the South cloister. Subject to the conditions discussed above, the works would be considered to remain in accordance with policy D2.
- 4.20. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **5. Other considerations (planning)**

- 5.1. As aforementioned, the application sites are located centrally within the main campus and therefore do not have any impact on residential amenity.
- 5.2. The steel bridge is designed to be modular, meaning that no large scale craning operation would be required and all good and materials can be transported onto site with smaller sized vehicles. As the new Student's Centre includes a goods access ramp to the side of the site, the proposed development would also not result in any detrimental impacts to local highways conditions that might warrant the need for construction management details to be secured to mitigate.
- 5.3. As set out within the design section of the report, the works would be considered to provide public benefits in the form of two new DDA-compliant East - West access routes connecting Gordon Street with the UCL main Wilkins quadrangle via the new students centre. At present, the access is constrained and is not suitable for wheelchair users, meaning that they are forced to take a much longer route at present. Both of the new access routes proposed would allow sufficient clearance and assisted doors to mean that in the future all users can make use of the same routes. This is in compliance with inclusive design principles and would be supported under policy C6 (access for all).

## **6. Recommendations:**

- 6.1. i) Grant conditional planning permission  
ii) Grant conditional listed building consent  
iii) Grant conditional planning permission  
iv) Grant conditional listed building consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16<sup>th</sup> September 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2018/6233/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 10 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Deloitte Real Estate  
1 New Street Square  
London  
EC4A 3HQ

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**UCL Wilkins Building**  
**Gower Street**  
**London**  
**WC1E 6HJ**

# DECISION

Proposal: Removal and replacement of existing footbridge and doors to improve access between the Wilkins Building and Japanese garden / new Students Centre

Drawing Nos: (Prefix: 791/PL/): 101 P1, 102 P1, 103 P2, 110 P2, 111 P2, 112 P3, 122 P1, 123 P2, 130 P1, 131 P1 and 132 P1. 791\_PL\_100 P1; Design and access statement P1; Covering Letter prepared by Deloitte.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 791/PL/): 101 P1, 102 P1, 103 P2, 110 P2, 111 P2, 112 P3, 122 P1, 123 P2, 130 P1, 131 P1 and 132 P1. 791\_PL\_100 P1; Design and access statement P1; Covering Letter prepared by Deloitte.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details or samples of the facing materials to the new footbridge (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

- b) Plan, elevation and section drawings (at a scale of 1:10) of the new power assist buttons/stands and details the relationship between internal button/stand and existing historic fabric,

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to ensure high standard of accessible design in accordance with the requirements of policy D1, D2 and C6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:  
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

**DRAFT**

Yours faithfully

Director of Regeneration and Planning

**DECISION**

Deloitte Real Estate  
1 New Street Square  
London  
EC4A 3HQApplication Ref: **2019/0066/L**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

10 September 2019

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**UCL Wilkins Building**  
**Gower Street**  
**London**  
**WC1E 6HJ****DECISION**

Proposal: Removal and replacement of existing footbridge and doors to rear elevation of Wilkins building

Drawing Nos: (Prefix: 791/PL/): 101 P1, 102 P1, 103 P2, 110 P2, 111 P2, 112 P3, 122 P1, 123 P2, 130 P1, 131 P1 and 132 P1. 791\_PL\_100 P1; Design and access statement P1; Covering Letter prepared by Deloitte.

The Council has considered your application and decided to grant subject to the following condition(s):

## Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 791/PL/): 101 P1, 102 P1, 103 P2, 110 P2, 111 P2, 112 P3, 122 P1, 123 P2, 130 P1, 131 P1 and 132 P1. 791\_PL\_100 P1; Design and access statement P1; Covering Letter prepared by Deloitte.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**



Application ref: 2018/6322/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 10 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Deloitte Real Estate  
1 New Street Square  
London  
EC4A 3HQ

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**UCL Wilkins Building and Bernard Katz Building**  
**Gower Street**  
**London**  
**WC1E 6BT**

# DECISION

Proposal: Replacement of windows and doors to north-western elevation of Bernard Katz building, adjacent to Japanese garden, to improve access between new university student centre and Wilkins building

Drawing Nos: (Prefix: 791\_PL\_) 001 P1, 002 P1, 003 P3, 004 P4, 005 P3, 006 P2, 010 P5, 011 P2, 012 P5, 013 P2, 020 P1 and 021 P1. Supporting: Garden room planning statement (prepared by Deloitte); Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 791\_PL\_) 001 P1, 002 P1, 003 P3, 004 P4, 005 P3, 006 P2, 010 P5, 011 P2, 012 P5, 013 P2, 020 P1 and 021 P1. Supporting: Garden room planning statement (prepared by Deloitte); Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details or samples of the framing material to be external glazing (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DECISION**

Deloitte Real Estate  
1 New Street Square  
London  
EC4A 3HQApplication Ref: **2019/0067/L**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

10 September 2019

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:

**UCL Wilkins Building and Bernard Katz Building**  
**Gower Street**  
**London**  
**WC1E 6BT****DECISION**

Proposal: Internal alterations to create a new internal opening, doorway and access route between Wilkins building south cloister, Bernard Katz building and Japanese garden.

Drawing Nos: (Prefix: 791\_PL\_) 001 P1, 002 P1, 003 P3, 004 P4, 005 P3, 006 P2, 010 P5, 011 P2, 012 P5, 013 P2, 020 P1 and 021 P1. Supporting: Garden room planning statement (prepared by Deloitte); Design and Access Statement

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 791\_PL\_) 001 P1, 002 P1, 003 P3, 004 P4, 005 P3, 006 P2, 010 P5, 011 P2, 012 P5, 013 P2, 020 P1 and 021 P1. Supporting: Garden room planning statement (prepared by Deloitte); Design and Access Statement

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 No opening up works to the rear elevation shall occur until full details of the relocation of the wooden cabinet accommodating Jeremy Bentham's model/case and its associated plaque within a publicly accessible area of the UCL main campus have been submitted to and approved in writing by the local planning authority. Such details shall include an annotated plan showing the new location. The outer wooden cabinet used to accommodate Jeremy Bentham's model/case and associated wall plaque shall thereafter be relocated and retained in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**